



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** April 21, 2009  
**TO:** Mayor and Councilmembers  
**FROM:** Airport Administration, Airport Department  
**SUBJECT:** Easements At The Airport

**RECOMMENDATION:** That Council:

- A. Approve and authorize the City Administrator to execute the Second Amendment of Avigation, Noise, and Runway Protection and Navigational Aids Easement between the City, as Grantee, and Santa Barbara Realty Holding Company, LLC, a Delaware limited liability company, as Grantor, substituting a Revised Exhibit 6 to the 2001 Easement, at the Airport;
- B. Approve and authorize the City Administrator to execute the Grant of Access Easements between the City, as Grantee, and Santa Barbara Realty Holding Company, LLC, a Delaware limited liability company, as Grantor, to provide access to the westerly most Federal Aviation Administration navigational aid; and
- C. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting the Grant of Access Easements on Real Property Known as Coromar Drive and Discovery Drive (Assessor's Parcel No. 073-450-005).

### **DISCUSSION:**

#### Background

In 1998, the Sares-Regis Group, doing business as Santa Barbara Realty Holding Company, LLC, purchased 92.3 acres of property comprised of the former Delco property located immediately west of the Airport. With the implementation of the Runway Safety Area project, a shift of the main runway 800 feet to the west and construction of a 500 foot by 1000 foot safety overrun area, certain Federal Aviation Administration (FAA) navigation aids required relocation to the Sares-Regis property.

On May 22, 2001, Council adopted an ordinance approving a binding Memorandum of Understanding (MOU) and the Easement Agreement with Santa Barbara Realty Holding Company, LLC for the purchase of certain navigation aids and runway protection zone easements in the amount of \$4,925,000, funded with FAA Airport Improvement Program grants.

The MOU provided for the existing 1972 and 1986 Avigation easement on the property to remain in place and granted restrictions on land uses in the area of the future Runway Protection Zone. It also established an 800 foot wide object free area on the extended runway centerline on the property for FAA to relocate, construct, maintain and repair the navigation aids and access road.

Additionally, the easements insured mutual compatibility between the Runway Safety Area project and Sares-Regis's proposed Cabrillo Business Park project which involved redevelopment of the property to create a modern research and development park.

The Runway Safety Area project and relocation of FAA navigation aids is complete and certain modifications to the 2001 Easement are appropriate to more accurately reflect the location and maintenance of the improvements.

#### Second Amendment of Avigation, Noise and Runway Protection Zone and Navigational Aids Easement

Certain modifications to the 2001 Easement are appropriate to more accurately reflect the improvements associated with the installation of the FAA Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights within the 2001 Easement. A Revised Exhibit 6, Location and Specifications of Navigational Aids in the RPZ area has been substituted for the 2001 Exhibit 6, with an as built layout and text keynotes to the exhibit. No other changes have been made to the 2001 Easement.

#### Grant of Access Easements

The access easements provide the City and FAA access to the westerly most navigational aid and include the following:

- Granting the City a perpetual, nonexclusive easement over Coromar Drive and Discovery Drive to gain access to the vicinity of the navigational aids;
- Granting the City a perpetual, nonexclusive easement from Coromar Drive to the westerly-most FAA light station for access and maintenance purposes;
- Providing for maintenance and repair of these access easements;
- Creating an updated site plan for the 2001 Runway Protection Zone Easement which depicts the revised locations for the navigational aids, the runway protection zone, and the Sares-Regis project improvements on the property; and
- Providing updated descriptions of the navigational aids that are permitted on the property.

These easements do not contain any monetary requirements.

**PREPARED BY:** Hazel Johns, Assistant Airport Director

**SUBMITTED BY:** Karen Ramsdell, Airport Director

**APPROVED BY:** City Administrator's Office